BOOK 9235 PAGE 384

41

94 JAN 31 PM 3:53

DAVIDSON COUNTY, TN.

12977

IDENTIFICATION REFERENCE

QUITCLAIM DEED

Address New Owner: Send Tax Bills to:

Metropolitan Equities, L.P. same
P. O. Box 23857
Nashville, Tennessee 37202-3857

Map 92-16
Parcel 166, 167, 168

The actual consideration or value, whichever is greater for this transfer is $ 0.00.

AFFIANT

Subscribed and sworn to before me, this the 31st day of January, 1994

NOTARY PUBLIC

My commission expires: March 23, 1996

THIS INSTRUMENT made and entered into on this the 31st day of January, 1994 by and between Metropolitan Equities, a general partnership hereinafter referred to as "Party of the First Part", and Metropolitan Equities, L.P., a Tennessee limited partnership, hereinafter referred to as "Party of the Second Part",

W I T N E S S E T H :

THAT FOR AND IN CONSIDERATION OF THE sum of One Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the Party of the First Part conveys and quitclaims unto the Party of the Second Part, its successors and assigns, all of its right, title, and interest in and to the following described real property:

Parcel #1: Land in Davidson County, Tennessee, Being part of Lot No. 139 on the Plan of the Boyd Home Tract, as of record in Book 21, page 39, Register's Office for said county, described as follows:

BEGINNING on the northerly margin of Broad Street, 100 feet, more or less, easterly from the easterly margin of 19th Avenue South, and running thence northerly and parallel with 19th Avenue South, 246.3 feet to the southerly margin of an alley at a point 97 feet east of the easterly margin of 19th Avenue South; thence easterly with the southerly margin of said alley 73.3 feet to the northwest part of said lot conveyed by A. S. Warren and wife to Mrs. Annie P. Rankin, by deed in Book 221, page 328, Register's Office of said County; thence westerly with the northerly margin of said street 77.5 feet to the beginning.

PARCEL #2: Land in Davidson County, Tennessee, being part of Lot No. 139 on the Plan of the Boyd Home Tract, as of record in Book 21, page 39, Register's Office for said county, described as follows:

Beginning on the northerly margin of Broadway, formerly Broad Street, at a point 50 feet, more or less, east of the easterly margin of 19th Avenue North, the Southeast corner of the property conveyed to A. S. Weinbaum by deed from Frederick C. Ratternam, et al, of record in Book 898, page 268, said Register's Office; thence with the easterly line of said Weinbaum's property northwardly 181.69 feet, more or less, to a point 80 feet south of the southerly margin of an alley; thence eastwardly and parallel with the southerly margin of said alley 48.47 feet to the westerly line of the property conveyed to T. & C. Realty Co., Inc. by deed from Old Hickory Development Co., of record in Book 2753, page 461, said Register's Office; thence with said line southwardly 166.96 feet, more or less, to the northerly margin of Broadway; thence with the same westwardly 50.64 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM SAID PROPERTY IS THE FOLLOWING DESCRIBED PROPERTY:

Beginning at a point in the easterly margin of the property, being the northeast corner of same; running thence in a westerly direction 48 feet more or less to a point in the westerly line of the property, and inside the southerly wall of building, lying approximately 48.47 feet east of the easterly margin of 19th Avenue South; thence running southerly 2 feet more or less, along said line, to a point .6 foot more or less from the southerly face of said building; thence eastwardly parallel to the south face of said building 48 feet more or less to a point in the easterly margin of

Grantors' property, thence running northwardly along said easterly margin of said property 2 feet more or less to the point of beginning, containing 100 square feet, more or less.

Subject to easement for right of way of alley as set out in deed of record in Book 5960, page 817, Register's Office for Davidson County, Tennessee.

Parcels #1 and #2 being the same property conveyed to Metropolitan Equities by installment deed from Lenore W. Taylor and Dolly Fischer Crabtree of record in Book 6688, Page 887, Register's Office for Davidson County, Tennessee.

This is improved property known as 1812 and 1814 Broadway, Nashville, Tennessee 37203.

PARCEL #3: Land in Davidson County, Tennessee, being part of Lot No. 139 on the Plan of the Boyd Home Tract, as of record in Book 21, page 39, Register's Office for said county, and described according to a survey made for A. S. Weinbaum, by John Wilkes, Civil Engineer, on January 13, 1993, as follows:

Beginning at the northeast corner of Broad Street and 19th Avenue South, formerly Douglas Avenue; thence northwardly with the easterly margin of 19th Avenue South, 184 feet to the southerly margin of an 11.5 foot alley; thence easterly with same, 48 feet to the northwest corner of the Susan P. Hunter lot; thence southwardly with her westerly line, 169 feet to the northerly margin of Broad Street; thence with the margin of said street, westwardly 50.5 feet to the beginning.

Parcel #3 being the same property conveyed to Metropolitan Equities by deed from Leo Santoro and wife, Joan M. Santoro of record in Book 8001, page 429, Register's Office for Davidson County, Tennessee.

This is improved property known as 1816 Broadway, Nashville, Tennessee 37203.

IN TESTIMONY WHEREOF, the Party of the First Part has set its signature, this the day and date first above written.

METROPOLITAN EQUITIES

BY: _____
Partner

BY: _____
Partner

NOTARY PUBLIC AT LARGE

STATE OF: Tennessee
COUNTY OF: Davidson

Personally appeared before me, Mimi S. Hurd, Notary Public of said State and County, William H. Freeman, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of January, 1994.

_____
Notary Public

My commission expires: March 23, 1996

STATE OF: Tennessee
COUNTY OF: Davidson

Personally appeared before me, Mimi S. Hurd, Notary Public of said State and County, James A. Webb, III, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of January, 1994.

NOTARY PUBLIC
STATE OF TENN.

Notary Public

My commission expires: March 23, 1996

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

5518 01/31 0101 03CHECK 12.00